



SURVEYLA RELEASES FINDINGS FOR NORTHEAST LOS ANGELES COMMUNITIES

Throughout SurveyLA, we have been featuring in this newsletter some of the most “interesting finds” in each Community Plan Area. As the survey wrapped up, the survey teams completed their documentation one of the largest and most resource-rich Community Plan Areas of the city, Northeast Los Angeles. In this issue, we highlight some of the findings from several Northeast LA communities, including Highland Park, Mount Washington, Glassell Park, El Sereno, Hermon, Rose Hills and Lincoln Heights. This survey did not re-evaluate the nearly 4,000 properties already included within the Highland Park-Garvanza Historic Preservation Overlay Zone (HPOZ).

For the interesting finds from the Eagle Rock, Atwater Village, and Glassell Park portions of Northeast L.A., see the April 2017 issue, and to review additional information on these survey findings, click [here](#).

2419 N. Sichel St. (1887), representing some of the earliest development in Lincoln Heights and an excellent example of Eastlake residential architecture.



2419 N. Sichel Street, Lincoln Heights

Florence Crittenton Home, 234 E. Avenue 33 (1915), significant as the long-time location of a home constructed to provide assistance to young pregnant women. The national Florence Crittenton Mission was founded in New York in the 1890s and expanded to Los Angeles in 1902. This Glassell Park facility, designed in the Mediterranean Revival style, provided this service until 2007, when it was converted to the Los Angeles Leadership Academy.

37 N. Ave. 25 (1913), a rare example of a shotgun house in Lincoln Heights, with unusual fish-scale shingle decorative elements.

Ezra Scattergood Residence, 4521 N. Berkshire, a 1913 Craftsman home in El Sereno that is significant as the residence of Ezra F. Scattergood, chief electrical engineer and general manager of the Bureau of Los Angeles Aqueduct Power (later the Los Angeles Department of Water and Power), who was instrumental in the completion of the Owens Aqueduct and the Hoover Dam-Los

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HPOZ ORDINANCE AMENDMENTS TAKE EFFECT

The Los Angeles City Council has adopted amendments to the Historic Preservation Overlay Zone (HPOZ Ordinance), which became effective on June 17, 2017.

The HPOZ Ordinance, contained in Section 12.20.3 of the Los Angeles Municipal Code (LAMC), includes procedures for the establishment of an HPOZ, adoption of a Preservation Plan, and the review of projects. With 35 current HPOZs and many future HPOZs expected to be adopted, the Department of City Planning in 2016 reviewed the ordinance and proposed changes to many of its procedures and process thresholds to provide more effective implementation.

The following changes were made to the [HPOZ Ordinance](#):

1. Allow for a Board to serve multiple HPOZs

The current ordinance requires that each HPOZ have its own five-member Board to assist the City in reviewing proposed projects within the district. Based on the community interest in sharing a Board in a number of current HPOZs, the amendment allows for the joint administration of two or more HPOZs by a single, seven-member Board.

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Angeles power transmission line project.



Tonto Apartments, 2919 N. Broadway (1927), an intact 1920s apartment house, with a neon blade sign, originally built and owned by author Zane Grey and his wife Lina Elise Grey.

801 W. Chestnut Ave. (1922), an excellent and rare example of an arroyo stone house in Garvanza.



3465 N. Division St. (1906), an excellent example of Vernacular Victorian residential with Queen Anne elements, representing some of the earliest development in Glassell Park.

Farmdale School, 2839 N. Eastern Ave. (1899), one of the oldest remaining schoolhouses in Los Angeles County, originally constructed on Rancho Rosa Castilla, a large tract owned by a Basque farmer, in 1899; it was named Farmdale School, part of the Farmdale School District, which later would be absorbed into the LAUSD. The schoolhouse was later relocated to its current site on the campus of El Sereno Middle School and then rehabilitated and rededicated as a museum in 1976.



Paul Sprunck Art Studio and Residence, 4213 E. Glenmuir Ave. (1922), an excellent example of Storybook style residential architecture in Mount Washington, built in stages between 1922 and 1927 for motion picture artist/art director Paul G. Sprunck.

Hermon Free Methodist Church (1952), 5718 N. Monterey Rd., a Mid-Century Modern building that is significant for its association with the Free Methodist Church, members of which founded the community of Hermon. The congregation has been in continuous operation at this location since 1905; its original church was replaced by the current building in 1952.



3378 N. Griffin Ave. (1907), a rare remaining example of early mixed-use development located along a former streetcar line in Lincoln Heights.

4538 and 4540 E. Huntington Dr. North, (1923 and 1922), two rare, intact examples in Rose Hills of a wooden commercial storefront, of which only a few examples survive citywide.



San Carlos Theater, 2901 Main St., (1926), a Spanish Colonial Revival/Churrigueresque theater in Lincoln Heights designed by notable theater architect Lewis A. Smith and owned and operated by West Coast Theatres, Inc. (later Fox-West Coast Theaters). The theater's 1,100- person capacity auditorium is still present behind the storefronts facing N. Main Street and Griffin.

936 W. Mt. Washington Dr. (1966), an excellent example of Mid-Century Modern residential architecture in Mount Washington, designed by noted architect Conrad Buff III.



4510 N. Sunnycrest Dr., (1967), an excellent example of Mid-Century Modern residential architecture in Glassell Park, designed by Los Angeles architect Raul F. Garduno. Garduno worked for architect William Krisel before opening his own office, specializing in Modernist post-and-beam designs and challenging hillside sites.

Victory Park Bowling Green Viewing Terraces (1932), a significant and unique masonry terrace complex in Hermon Park constructed for the 1932 Olympic Games, one of the very few extant resources built for the 1932 Games; the terraces were a viewing area for lawn bowling (the associated bowling greens have been removed).



4039 E. San Rafael Ave., (1955), an excellent example of Mid-Century Modern residential architecture in Mount

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SURVEYLA RECEIVES L.A. CONSERVANCY AWARD

It takes a village – or, at least, much of the Los Angeles professional historic preservation community – to complete a massive citywide historic resources survey. SurveyLA, the Los Angeles Historic Resources Survey Project, was honored with the Los Angeles Conservancy Chairman's Award at the Conservancy's annual Preservation Awards luncheon in May. The event provided a unique opportunity for a significant portion of the project team to gather in one place for a photo, below. The OHR thanks each of these valued partners – in addition to over 200 volunteers and interns, the Department of City Planning's Systems and GIS staff, and the numerous other skilled preservation professionals – who made SurveyLA such a success!

Front Row (from left): Christy McAvoy, Historic Resources Group (HRG); Katie Horak, Architectural Resources Group (ARG); Kari Fowler, HRG; Vince Bertoni, Director of Planning; Los Angeles Department of City Planning; Tim Whalen, Director, Getty Conservation Institute (GCI); Ken Bernstein, Department of City Planning Office of Historic Resources (OHR); Janet Hansen, OHR; Kathryn Welch Howe, KWH Associates and former survey project lead, GCI; Teresa Grimes, GPA Con-

sulting

Second Row (from left): Mary Ringhoff, ARG; Ken Breisch, USC Heritage Conservation Program; Trudi Sandmeier, USC Heritage Conservation Program; Christina Park, OHR and formerly ARG; Kathleen Gaines, GCI; Carrie Chasteen, Sapphos Environmental; Marie Campbell, Sapphos Environmental; Amanda Yoder Duane, GPA and former OHR intern; Robby Aranguren, HRG and former OHR intern; Heather Goers, HRG; Casey Tibbet, LSA Associates

Back Row (from left): Nels Youngborg, Chattel, Inc., formerly OHR staff; Sara Delgadillo Cruz, OHR; Christine Lazzaretto, HRG; Shane Swerdlow, formerly Chattel, Inc.; Andrew Goodrich, ARG and former OHR intern; Daniel Ellroi, NorthSouth GIS; Mickie Torres-Gil, ARG, former OHR intern; Daniel Paul, ICF; Flora Chou, Page and Turnbull; Paul Travis, HRG; John Lesak, Page and Turnbull; Gail Ostergren, GCI; Annabel Enriquez, GCI; Alison Dalgity, GCI; Jenna Snow, formerly Chattel, Inc.; Stephen Schafer, Schaf Photo; David Myers, GCI



Photo courtesy of Larry Underhill



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2. Clarify the procedures for the technical correction of a historic resources survey

An application for the correction of technical errors or omissions in a Historic Resources Survey for an HPOZ currently requires a hearing before the Cultural Heritage Commission (CHC), so that the commission can make a recommendation to the Director of Planning on the reclassification of a parcel. In order to expedite the processing of technical corrections, the amendments have clarified that the CHC's staff designee can provide this recommendation to the Director of Planning.

3. Create more proportional thresholds

In the HPOZ Ordinance, larger projects or more significant alterations require "Certificate" approval, while smaller projects have a more expedited path, called "Conforming Work." The amendments now further divide Conforming Work into two categories, Minor and Major Conforming Work. Minor Conforming Work would include normal maintenance, rehabilitation, and restoration projects. In order to encourage rehabilitation work and good preservation practice, there will continue to be no application fee for Minor Conforming Work. Elective, applicant-initiated projects that require more intensive staff review, such as small additions, construction of small structures, and modifications to accessory structures would be classified as Major Conforming Work, with a future application fee set at a level lower than the fees for "Certificate" applications (currently \$708 to \$1706).

The existing ordinance restricts Conforming Work for Contributing Elements to additions under 250 square-feet, and requires larger additions and all new structures to be processed under a Certificate of Appropriateness (COA), even if they are not visible from the street. However, in HPOZs with homes as small as 1,000 square feet, a 250 square-foot addition is a 25% increase in the size of the structure; whereas, on a larger 5,000 square-foot structure, a 250 square-foot addition is only a 5% increase in the size of the structure. The amendment addresses this con-

cern by replacing the flat 250 sq. ft. threshold with a proportional approach: non-visible additions and new construction that result in a less than 20% increase of the building coverage may be processed as Major Conforming Work. The construction of accessory structures and the demolition of accessory structures verified as non-historic also now qualify as Conforming Work.

4. Improve Regulations for Non-Contributing Properties

The current ordinance requires that almost all Conforming Work on Non-Contributing features be "signed-off" or approved. In implementation, the lack of review authority and design standards has resulted in projects that have proven detrimental to the overall historic character of HPOZ neighborhoods. The amendments remedy this discrepancy by enabling review of projects affecting Non-Contributing Elements for conformity with the Preservation Plan and allowing for design guidelines for alterations to Non-Contributing Elements, which will still provide greater leeway for changes than on projects affecting Contributing Elements.



The new HPOZ Ordinance allows multiple HPOZs to share a single Board—an approach that was pioneered by the "Triplets"—Country Club Park, Windsor Village, and Wilshire Park

5. Address Demolition without Permit

In the aftermath of recent demolitions without permit in HPOZs, the amendments seek to create a clearer procedure for responding to unpermitted demolition or relocation. To clarify what constitutes demolition, a definition is provided, and the ordinance creates a procedure under which the Department of City Planning would document for the Department of Building and Safety the lost historic features and recommend any remaining historic features which should be retained. The Department of Building and Safety would then use this evaluation in addressing appropriate enforcement measures and potential penalties.

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UNCOVERING HISTORIC FIGUEROA IN HIGHLAND PARK

The story of N. Figueroa St. between Avenues 55 and 60 in the Highland Park HPOZ is a familiar one. The street was a corridor for the electric car system and during the 1920s a collection of brick buildings sprang up to serve the shopping needs of the growing community.

The area declined in popularity toward the middle of the century, as the rail line was dismantled and residents opted for more car-oriented shopping. Many of the buildings fell into disrepair, and some were demolished for housing or mini-mall style development. The corridor continued to house neighborhood-serving uses, but several storefronts and upper floors fell into vacancy.

In 2003, the Gold Line opened a block away on Marmion Way and Avenue 57, bringing a new wave of investors interested in peeling back the layers on these structures to discover their original historic character. Today it's increasingly possible to trace the storefronts of some historic tenants by looking at the marble entryway inlays and decommissioned blade signs that still line the street.

The owners of a new coffee shop at Avenue 56 recently discovered an ornate sign for Seymour's Jewelers behind the cladding covering the façade – and agreed to keep the signage for interested onlookers.

Up the street, it's still possible to make out the "ESS" on the blade sign that marked the second home of the Highland Park Kress Department store. The Highland Park HPOZ Board has encouraged the preservation and maintenance of these details, and guided new tenants to adopt this historic vernacular by installing signage and storefronts consistent with those original to the area.

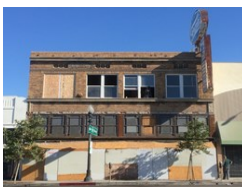


"ESS" on the blade sign



"Coldest Beer in Town"

On Avenue 59, a neon sign proudly advertising "Coldest Beer in Town" has been rehabilitated and serves as a glowing welcome to the historic corridor. Next door, a former post office built in 1932 has been partially restored and reopened as a bakery. The owners worked with the HPOZ Board to restore character-defining features such as the storefronts and lighting, while also incorporating some modern playful details, like brass-plated triangles inlaid into the bulkhead. The owner hopes to restore the original parapet sometime in the future.



Frank's Camera Building
(today)

Down the street, the iconic "Frank's Camera" building, a former Kress Department Store, is undergoing a full renovation. Unable to afford a costly seismic retrofit, the previous owners filled in window openings with CMU block and converted the upper floors to storage space. Those blocks have been removed and replaced with windows

modeled after intact windows still on the structure. Aluminum cladding was removed from the second floor to uncover 12-lite steel transom windows. Finally, the non-original storefront will be removed and replaced with a more traditional storefront system, featuring accordion-style windows to allow for open air dining as a modern touch.

Across the street from the iconic Highland Theater, the much-celebrated Highland Park Bowl recently opened as the oldest bowling alley in Los Angeles. The bowl replaced Mr. T's—a popular concert venue that operated for decades as a favorite bar for a locals and an underground party destination for young revelers. Art Deco aluminum cladding was removed to reveal a concrete tilt-up construction Spanish Colonial Revival structure. The simple facade of the exterior remains intact, complete with peeling paint from the original 1940s bowling alley. Visitors should be sure to step inside for a view of the surprisingly ornate bowling lanes.



Highland Park Bowl

Of course, this wave of re-investment is not without challenges. Rising commercial rents threaten long term tenants who fear displacement. Vacant lots in the area offer an opportunity to develop new housing and commercial spaces, but creating a contextual building is a unique design challenge. Finally, many of these structures were originally designated as Non-Contributing features to the HPOZ because architectural details were hidden at the time of survey. The Office of Historic Resources looks forward to working with the HPOZ Board and the non-profit Highland Park Heritage Trust to have these properties reclassified, a process that has been simplified through the newly amended HPOZ Ordinance.

Dense, walkable, historic districts are once again becoming popular across the country. As Highland Park continues to evolve, it's exciting to see how strong preservation policy is encouraging restoration, reuse and compatible development over replacement.



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Washington, designed by master architect Gregory Ain.

Galco's Old World Grocery, 5702 York Blvd. (1915), significant as the long-time location of Galco's Old World Grocery in Highland Park; an Italian American business in continuous operation at this location since 1955.



Holgate Square Residential Historic District, (2300-2331 Holgate Sq.), a small district of nine Spanish Colonial Revival single-family houses in Lincoln Heights, constructed between 1911 and 1925 in Craftsman and Period Revival styles, with

homes arranged around a central square accessed solely from N. Broadway through an entrance marked by tall entry pillars of mortared native cobblestones. The district is significant as an example of streetcar suburbanization in Lincoln Heights and for its elaborate stonework.



Lincoln Park Motel, 2101 Parkside Ave. (1929), one of the few remaining examples of a 1920s-1930s motor court in Los Angeles. It was originally the Luna Park Auto Court, constructed by owner-operator Nick Ragenovich on the original Highway 99 route along Mission Road between 1929 and 1931 across from Selig Zoo (later known as Luna Park Zoo and Zoopark), a major Los Angeles tourist attraction that operated between 1915 and 1940.

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6. Relieve Street Dedication Requirements

Finally, the amendments address property dedication requirements on HPOZ streets. Since the majority of structures within an HPOZ are Contributing Structures, they are very unlikely to be demolished and their relationship to the public roadway will not change. Therefore, requiring a street dedication for new construction projects disrupts the streetscape and setting of the district and can also result in the need to remove historic walls, trees, and curbs which would otherwise be protected. As such, the amendments exempt any street or portion of a street within an HPOZ or sharing a boundary with an HPOZ from the dedication requirements set forth in LAMC sections 12.37 A-C and 17.05 unless requested by the Director of Planning, provided that the existing sidewalk is in compliance with public right-of-way accessibility requirements.

If you have questions about the adopted ordinance amendments, please contact **Blair Smith** at blair.smith@lacity.org.



The new street dedication provisions in the amended HPOZ Ordinance will help preserve significant historic features in the public right-of-way, such as these Arroyo Stone retaining walls.

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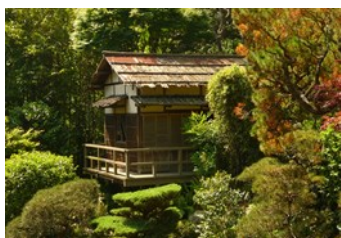
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L.A.'S NEWEST HISTORIC-CULTURAL MONUMENTS

The Cultural Heritage Commission and City Council designated three new Historic-Cultural Monuments (HCMs) from April to June 2017. Los Angeles' newest HCMs include the following:



HCM #1141 — Ethel Guiberson/Hannah Carter Japanese Garden, 10619 W. Bellagio Road

The Ethel Guiberson/Hannah Carter Japanese Garden, located in Bel Air, was originally designed

in 1926 as a private garden retreat by the landscape architect Archibald E. Hanson. In 1959, Gordon Greene Guiberson purchased the property and commissioned renowned Japanese landscape architect Nagao Sakurai, in collaboration with Kazuo Nakamura, to transform it into a Japanese stroll garden, in memory of Guiberson's mother, Ethel Guiberson. The garden was completed in 1961, and was subdivided from an adjacent property by the University of California Regent Edward W. Carter. UCLA would later use funds donated by Carter to purchase the garden, and the university would go on to name the subject property the Hannah Carter Japanese Garden in honor of Edward Carter's wife. The garden exhibits an array of Japanese stone lanterns, water basins, and several one-story structures consisting of a stone bath house, tea house, and a *bokora* shrine. Nagao Sakurai immigrated to the United States in the 1950s, after serving as the Chief Gardener at the Imperial Palace in Tokyo for 20 years. The garden was one of his first U.S. projects and played a crucial role in helping to launch his career in the West.

HCM #1142 — Wurfl Court, 1450 Echo Park Avenue

Built in 1922 for Louis Wurfl, Wurfl Court is an Echo Park bungalow court comprised of seven individual, free-standing 750 square-foot units surrounding a communal courtyard. The bungalows feature Mediterranean Revival architectural elements, including stucco, red-tiled roofs, arches, and covered front stoops. Wurfl Court is significant as an excellent example of the bungalow court, featuring a unique U-parti layout with individual units stepped up along a slightly sloping central courtyard and garages at the rear of the property, facing a back street. The units blend indoor and outdoor space with private areas and a public courtyard, opening seamlessly onto the street; the complex is a rare example of a courtyard apartment that features individual private yards for each unit, in addition to the communal public space.



HCM #1143 — Finn Frolich House, 5152 La Vista Court

Built in 1925, the Finn Frolich House is a multi-family dwelling located in the Larchmont Village neighborhood. The structure was designed and constructed by the sculptor and original occupant, Finn Haakon Frolich (1868-1947), and has served primarily as a sculptor's studio, cultural hub, and residence throughout its history.

The structure is a Mediterranean Revival-influenced, three-story building that was constructed as an addition to a one-story existing structure located at the rear of the lot. Architectural details include an off-center glazed entry door, window boxes, clay tile window overhangs, wood trim, and niches which would have once been filled with sculptures. A bas relief of Jack London sculpted by Frolich himself, is featured prominently on the exterior façade. Finn Haakon Frolich was born in Oslo, Norway and immigrated to the United States in 1886. Frolich took part in the creation of the *Republic* statue at the Chicago World's Fair in 1893, served as Director of Sculpture for the Alaska-Yukon-Pacific Exposition held in Seattle in 1909, and created sculptures for the grounds of the 1915 Panama Pacific International Exposition in San Francisco.

HCM #1144 — Ortiz Taylor House, 2650 N. Lake View Ave.

Built in 1937, the Ortiz Taylor House is a single family residence located in the Silver Lake neighborhood. The residence was designed by master architect John Winford Byers for John S. Taylor and his wife, Catherine Ortiz Taylor in the Spanish Colonial Revival style. The Ortiz Taylor House is a one-story structure constructed of steel reinforced concrete blocks textured to simulate adobe blocks with an irregular U-shaped plan. The home possesses a number of distinguishing features of Spanish Colonial Revival architecture, including a three-tiered fountain and pool, an open central courtyard, cross-gabled, low pitched roof with original handmade terra cotta tiles, and wide porches supported by heavy timber columns. John Byers obtained his architecture license in 1926 and subsequently established the John Byers Organization for the Design and Building of Latin Houses. His prominent works in the region include the Bradbury House in Pacific Palisades (HCM #594) the Joel McCrea Ranch in Thousand Oaks, and numerous significant homes in Santa Monica. Byers' clientele included J. Paul Getty, King Vidor, Norma Shearer and Irving Thalberg, and Shirley Temple.

